

ARCHITECTURAL REVIEW BOARD

MEETING MINUTES

AUGUST 29, 2012

AGENDA

- | | |
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| 1. Vesha Law Office
12-040ARB-MPR
(Approved 4 – 0) | 38 South High Street
Minor Project Review |
| 2. Frank Residence
12-054ARB-MPR
(Approved 4 – 0) | 85 Franklin Street
Minor Project Review |
| 3. Rudy Residence
12-044ARB-MPR
(Tabled 4 – 0) | 129 South Riverview Street
Minor Project Review |

Robert Schisler called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Other Board members present were Bob Dyas, William Souders, and Tom Currie. Tasha Bailey was absent. City representatives present were Eugenia Martin, Jennifer Rauch, Steve Langworthy, Tori Proehl, and Libby Farley.

Administrative Business

Motion and Vote

William Souders moved to accept the documents into the record. Robert Schisler seconded the motion. The vote was as follows: Mr. Currie, yes; Mr. Dyas, yes; Mr. Schisler, yes; and Mr. Souders, yes. (Approved 4 – 0.)

Motion and Vote

Tom Currie moved to approve the July 25, 2012 meeting minutes as presented. Bob Dyas seconded the motion. The vote was as follows: Mr. Schisler, yes; Mr. Currie, yes; Mr. Souders, yes; and Mr. Dyas, yes. (Approved 4 – 0.)

Communications

Eugenia Martin announced that Board Member Tasha Bailey gave birth to a baby girl on Tuesday, August 21, 2012.

Ms. Martin asked the Board members to provide their full names, including middle name, so they may be assigned individual Dublin email accounts.

Ms. Martin thanked Board Member Robert Schisler for volunteering to test the use of an iPad for meeting packets. She said the intent is to eventually have all meeting packets be paperless and all Board members will be issued an iPad for meeting packets.

Ms. Martin said a new planning assistant, Sharonda Whatley was recently hired, and two volunteer planning assistants, Katherine Sims and Eric Gayetsky, have also joined the Planning staff. She said another planning assistant is expected to be added to the Planning staff soon.

Robert Schisler swore in those wished to address the Board in regards to the cases including Shawn Bogenrife, Bogenrife Architecture LLC, (1443 Snowmass Road, Columbus, Ohio), Aaron Frank, (85 Franklin Street, Dublin, Ohio), Linda Rudy, (129 South Riverview Street, Dublin, Ohio), and City representatives.

Motion and Vote

Robert Schisler moved to amend the published Agenda case order to hear Case 2 first. Bob Dyas seconded the motion. The vote was as follows: Mr. Currie, yes; Mr. Schisler, yes; Mr. Souders, yes; and Mr. Dyas, yes. (Approved 4 – 0.)

1. Vesha Law Office 12-040ARB-MPR

38 South High Street Minor Project Review

Eugenia Martin presented this Minor Project Review request for architectural and site modifications for an existing building located on the east side of South High Street at the intersection with Spring Hill Lane. She said the building is on the National Register of Historic Places. She said the main front entrance into the building is defined by two historic stone walls and a secondary front entrance is located on the north side of the building. She said there is an entrance at the rear of the building from the adjacent parking lot.

Ms. Martin said the proposed modifications are to the front entryway, the rear porch area, and the parking lot, as well as architectural modifications. She said the applicant is proposing to replace the existing T-111 siding on the main structure with a lap siding and the siding on the rear addition with board and batten. Ms. Martin said the applicant is proposing to replace the existing flat roof on the addition with a gabled end standing seam metal roof. She said other architectural modifications include also the replacement of the existing windows, changing the existing doors, the addition of windows on the south, east and north elevations, and the addition of light fixtures by the entrances. Ms. Martin said that the existing stone walls will remain and the existing concrete patio will be removed to address drainage problems and will be replaced with brick as well as address drainage problems. She said the applicant is proposing a canopy over the rear entrance as well as enlarging the rear porch to create a larger gathering space.

Ms. Martin said the applicant proposes to utilize the existing sign post located in the right-of-way along South High Street in the tree lawn and only replace the sign panel. She said wall signs are proposed over the front and rear entrances, utilizing colors that compliment the building. Ms. Martin said the applicant is proposing a trash enclosure for trash receptacles in the parking lot. She said the enclosure would be of the same materials and colors as proposed for the building.

Ms. Martin said the Administrative Review Team worked with the applicant on the proposed parking lot modifications. She said that the applicant is required to provide five parking spaces based upon the use. She said four parking spaces have been accommodated on site with one on-street space in front. She said the entrance into the site from Spring Hill Lane has been reduced to 24 feet in width. Ms. Martin said curbing will be installed to provide protection for vehicles in the parking lot due to the grade change from the edge of the parking lot to Spring Hill Lane.

Ms. Martin said the proposed materials include cedar siding and trim, board and batten siding, standing seam metal roof, as well as half-round gutters and downspouts. She said the existing windows will be replaced with a two-over-two double-hung window and gas lamp fixtures will be located at the front.

She said the pavers proposed for the patio are the same as for the pavers used for the brick walks in Historic Dublin.

Ms. Martin said the Administrative Review Team reviewed this application based upon all of the review criteria and recommends approval with one condition. She said because of the ground sign being located within the right-of-way, a right-of-way encroachment must be obtained from City Council for the sign post. She clarified the post is existing and is permitted to stay in place, but there is no record of an encroachment agreement which is what necessitates the condition.

Bob Dyas asked if the new rear porch and the existing rear porch encroached into the three-foot setback on the south side. Ms. Martin explained the encroachment was an existing condition. William Souders asked if that required a variance. Ms. Martin said that it did not require a variance and explained that part of the approval process in the Bridge Street Code is that the Administrative Review Team, as well as the Architectural Review Board has the ability to approve conditions that are different from what normally would require approval from the Board of Zoning.

Tom Currie asked how the dumpster enclosure doors would be kept closed. Shawn Bogenrife, Bogenrife Architects, LLC, 1443 Snowmass Road, Columbus, Ohio, 43235, said that they could put a bolt on left door and a hasp latch on the other one. He said he wanted to use something that had a handmade character. Mr. Currie noted the enclosure doors on the Bri Hi utility meter always blew open.

Mr. Souders asked if the column posts on the deck were real wood, and had copper tops or caps. Mr. Bogenrife said the contractor had suggested that an Azek material or something more durable be used. Robert Schisler suggested a sleeve placed over a four by four or Timbertek be used to protect the column posts from rotting.

Mr. Souders said he had no problem with the windows added on the north side. He asked if the Building and Fire Code allowed the windows to be within 30 feet of the adjacent building. Mr. Bogenrife said he thought Code permitted 10 feet for wood frame construction. Ms. Martin said the Chief Building Official and Commercial Plans Examiner had reviewed the plans and had not made any comments regarding the windows on the north side.

Mr. Souders asked if it would be included in the Administrative Review Team meeting minutes if exceptions were made to the Building Code. Ms. Martin explained that Administrative Review Team meeting minutes were included in the packets regarding the Record of Discussion. She said that the Administrative Review Team cannot alter the requirements of the Building Code or what is required by the Fire Department for the separation.

Mr. Schisler said it was his understanding that if it was less than five feet, it had to be rated, the openings had to be protected, and were only allowed a certain percentage of the wall, not the whole face. He said he thought all of what was being proposed on the north side violates the Code. Ms. Martin said she understood the Building Code trumped the Zoning Code because it was a health, safety, and welfare issue. She said Planning could work with the applicant if there is an issue regarding how close it is to adjacent structures.

Mr. Schisler said this site had a zero lot line development, so therefore the adjacent property could build up to the lot line. Ms. Martin pointed out there is a side yard setback required in the new Zoning Code.

Mr. Schisler asked about the trash enclosure. Mr. Bogenrife explained the enclosure would be used to store rolling trashcans and parking lot maintenance items.

Mr. Schisler noted the front entrance was handicap accessible yet the parking was in the rear and there was a significant grade change to the front. Nicolas Vesha, an owner of the law firm, explained the main

entrance would be from the rear parking lot and the wheelchair accessible entrance would be in the front. Mr. Souders asked if there were designated handicap parking spaces along High Street since accessibility would not work in the rear of any of the buildings on the east side of South High Street due to the slope being above two percent.

Ms. Martin said ADA requirements for this site had been discussed with the Commercial Plans Examiner. She said sections of the Building Code speak to existing conditions and site conditions that would end up creating an undue hardship as far as economics in trying to meet accessibility on the site. She said the conclusion was that to do any type of accessible entrance on the rear was not something that can be done without great financial investment. She said because the use requires five parking spaces which is less than the requirement of parking lots with ten spaces needing to provide accessible spaces on site, they could default to the public parking lot located on the west side of South High Street. Ms. Martin said staff has discussed exploring providing accessible parking spaces on South High Street and it was certainly something that Planning can report back on at a later meeting.

Mr. Bogenrife pointed out the building was small and they were trying to utilize it as effectively as they can and still keep the character.

Mr. Schisler asked if the applicant still needed to check with the Building Department about the north windows. Ms. Martin said they would work with the Chief Building Official on getting that issue resolved before a Building Permit was issued.

Motion and Vote

Tom Currie made a motion, seconded by Bob Dyas, to approve this application for signs, site and architectural modifications because the proposal meets the criteria of the *Historic Dublin Design Guidelines* and the Zoning Code with one condition:

- 1) That a right-of-way encroachment is obtained from City Council for the sign post located in the right-of-way.

The vote was as follows: Mr. Currie, yes; Mr. Schisler, yes; Mr. Dyas, yes; and Mr. Souders, yes. (Approved 4 – 0.)

2. Frank Residence 12-054ARB-MPR

85 Franklin Street Minor Project Review

Eugenia Martin presented this Minor Project Review request for architectural modifications of a single family residence located on the west side of Franklin Street between the intersections with John Wright Lane and Sells Alley. She said on July 29, 2012, a severe super cell storm with straight-line winds caused damage on Franklin Street. She said the roof, gutters and weathervane were blown off this building, and the siding was severely damaged. Ms. Martin said the applicant was requesting to replace the existing aluminum siding on the sides and the rear of the house with Hardiplank Lap Siding in a Monterey Taupe color as well as replace the trim with Azek in a white color. Ms. Martin said the existing roof, gutters, weathervane were damaged as well, but will be replaced with like for like materials and per the Zoning Code, does not require review and approval from the Board. Ms. Martin said based upon all of the criteria, the Administrative Review Team recommended approval of this application as submitted.

Bob Dyas asked if the Hardiplank would be installed with the smooth side or grain side facing outwards. The owner/applicant, Aaron Frank, (85 Franklin Street, Dublin, Ohio), said the smooth side would be facing outwards.

Motion and Vote

Bob Dyas made a motion, seconded by William Souders, to approve this application for architectural modifications because the proposal meets the criteria of the *Historic Dublin Design Guidelines* and Zoning Code with no conditions. The vote was as follows: Mr. Schisler, yes; Mr. Dyas, yes; Mr. Currie, yes; and Mr. Souders, yes. (Approved 4 – 0.)

3. Rudy Residence 12-044ARB-MPR

129 South Riverview Street Minor Project Review

Linda Rudy, (129 South Riverview Street, Dublin, Ohio) requested this application be tabled until the next meeting.

Motion and Vote

Bob Dyas made a motion, seconded by Tom Currie, to table this application for architectural modifications as requested by the applicant. The vote was as follows: Mr. Schisler, yes; Mr. Souders, yes; Mr. Currie, yes; and Mr. Dyas, yes. (Tabled 4 – 0.)

Eugenia Martin requested the Board members keep their information on this application until it returns.

Additional Communication

Eugenia Martin said a discussion regarding Consent Agendas may be included at the next meeting.

Mr. Schisler adjourned the meeting at 7:17 p.m.